012.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,035,900 / 1,035,900
					USE VALUE:	1,035,900 / 1,035,900
					ASSESSED:	1,035,900 / 1,035,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIFRANCO ANTHONY F & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	20 PONDVIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIFRANCO ANTHONY F & CARL F -
Owner 2:	-
Street 1:	20 PONDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2793 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5573.000	560,600	5,500	469,800	1,035,900
Total Card	0.128	560,600	5,500	469,800	1,035,900
Total Parcel	0.128	560,600	5,500	469,800	1,035,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.92 | /Parcel: 370.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9430
GIS Ref:
GIS Ref:
Insp Date: 12/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	560,700	5500	5,573.	469,800	1,036,000	1,036,000	Year End Roll	12/18/2019
2019	104	FV	416,800	5500	5,573.	645,900	1,068,200	1,068,200	Year End Roll	1/3/2019
2018	104	FV	416,800	4600	5,573.	411,000	832,400	832,400	Year End Roll	12/20/2017
2017	104	FV	391,100	4600	5,573.	375,800	771,500	771,500	Year End Roll	1/3/2017
2016	104	FV	391,100	4600	5,573.	305,300	701,000	701,000	Year End	1/4/2016
2015	104	FV	348,900	4600	5,573.	305,300	658,800	658,800	Year End Roll	12/11/2014
2014	104	FV	348,900	4600	5,573.	278,300	631,800	631,800	Year End Roll	12/16/2013
2013	104	FV	362,900	4600	5,573.	264,800	632,300	632,300		12/13/2012

!1185!

PRINT: Date 12/10/20 Time 16:51:03

LAST REV: Date 11/16/20 Time 09:13:23 mmcmakin

PAT ACCT. 1185

USER DEFINED

Prior Id # 1:	9430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIFRANCO ANTHON	75836-166	1	10/7/2020	Convenience	1	No	No		
DI FRANCO FRED	42111-118		2/26/2004	Family	330,000	No	No		
DIFRANCO FRED--	21963-541		4/22/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2011	580	Siding	37,125					
8/11/2004	725	Redo Bat	12,000			G6	GR FY06	2 BTHS, KITS,
7/13/1998	464	Manual	5,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
10/27/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573		Sq. Ft.	Site		0	80.	1.05	1									469,750						469,800	

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05951631
Const Adj.:	0.98000199
Adj $ / SQ:	176.516
Other Features:	126990
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688684
Depreciation:	128095
Depreciated Total:	560589

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

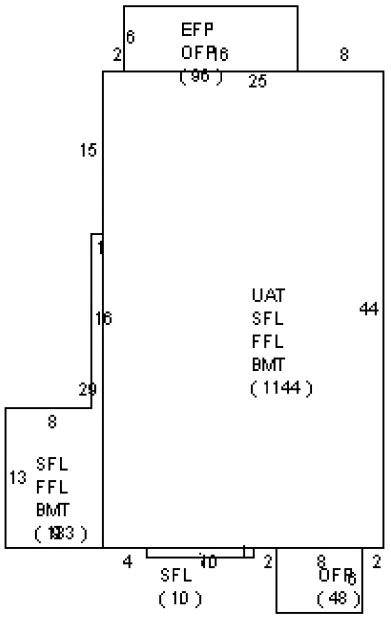
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.52
Special Features:	0	Val/Su Net:	128.37
Final Total:	560600	Val/Su SzAd	218.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,287	176.520	227,176
BMT	Basement	1,277	52.950	67,623
FFL	First Floor	1,277	176.520	225,411
UAT	Upper Attic	286	112.970	32,309
OFP	Open Porch	144	27.400	3,945
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area: 4,367 | Total: 561,693

Size Ad 2564 | Gross Are 5225 | FinArea 2793

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600
19	Patio	D	Y	1	15X17	A	AV	2016	3.72	T	5	104			900			900

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500